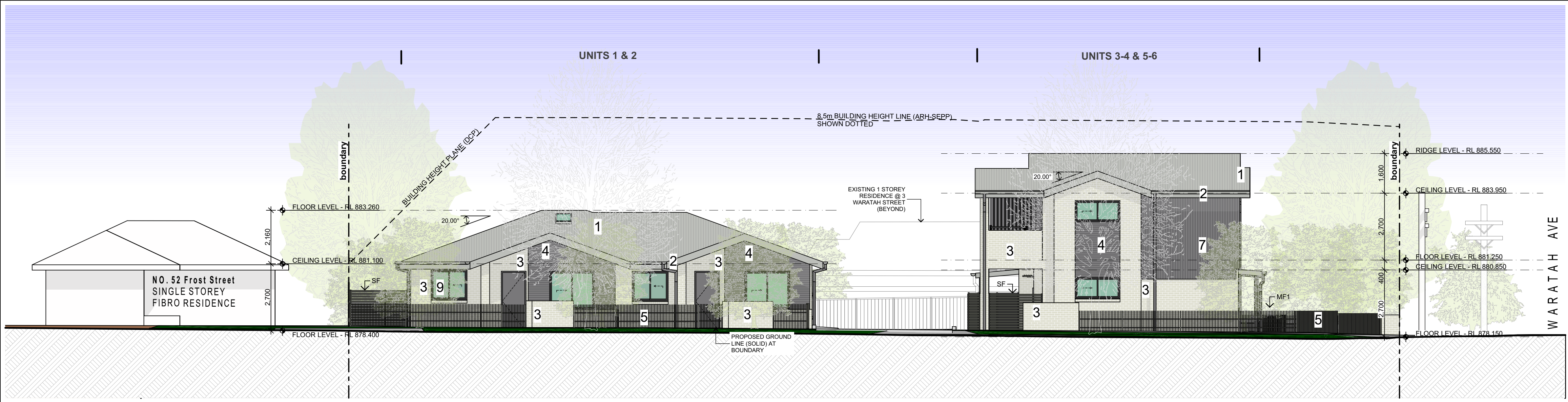


NOTIFICATION PLANS

RESIDENTIAL HOUSING

1 WARATAH AVENUE & 50 FROST STREET, ORANGE NSW





2
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WEST ELEVATION (FROST STREET)
1:100

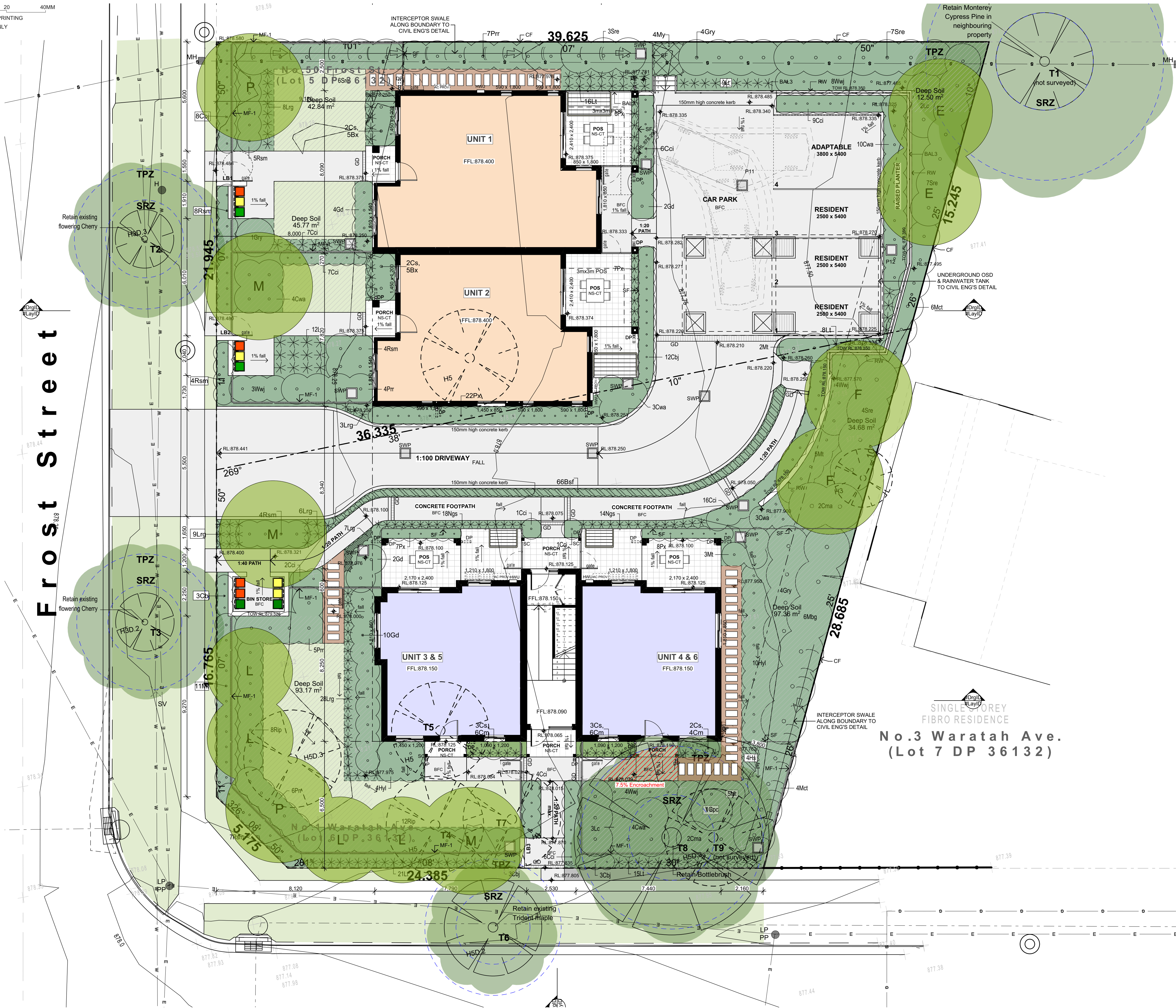
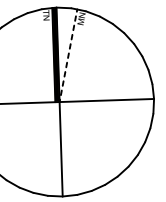


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SOUTH ELEVATION (WARATAH AVE)
1:100

PROPOSED DEVELOPMENT DATA – GENERAL HOUSING

Site Area	1426.8 m2	
Title Description	Lots 5 & 6 in DP 36132	
Proposed Number of Dwellings	6 dwellings (2 x 2 bedrooms and 4 x 1 bedrooms)	
	Requirement	Proposed
Setbacks		
Front Setback	7.58 m Consistent with adjoining setback	8 m
Secondary Setback	2 m	6.5m
Side / Rear Setback	Min. 900mm setback to walls.	2.5m side setback 3.8 rear setback
Height	8.5m	7.6m
Floor Space Ratio	-	0.27:1
Parking	4 total parking spaces	4 total parking spaces



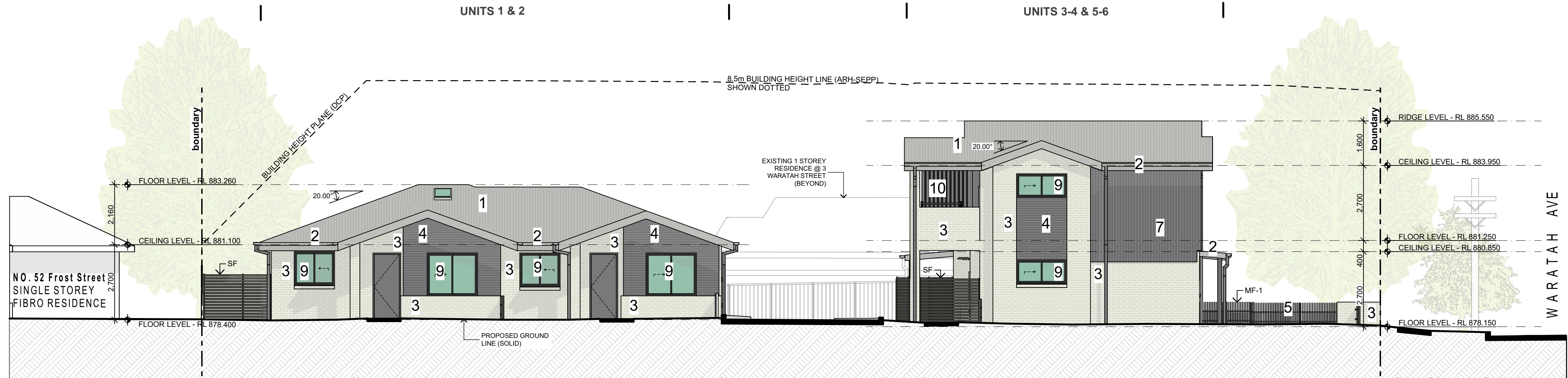
LEGEND

- Extent of site boundary
- Proposed 1 bed dwelling
- Proposed 2 bed dwelling
- turf area
- existing trees to be removed
- existing trees to be retained
- stepping stones
Precast concrete stepping stones in decorative gravel mulch
- drainage swale
Refer to Engineers plan and section. Swale to be covered with 75mm depth river pebble mulch (40mm grade)
- planting areas
- proposed trees

PLANT SCHEDULE

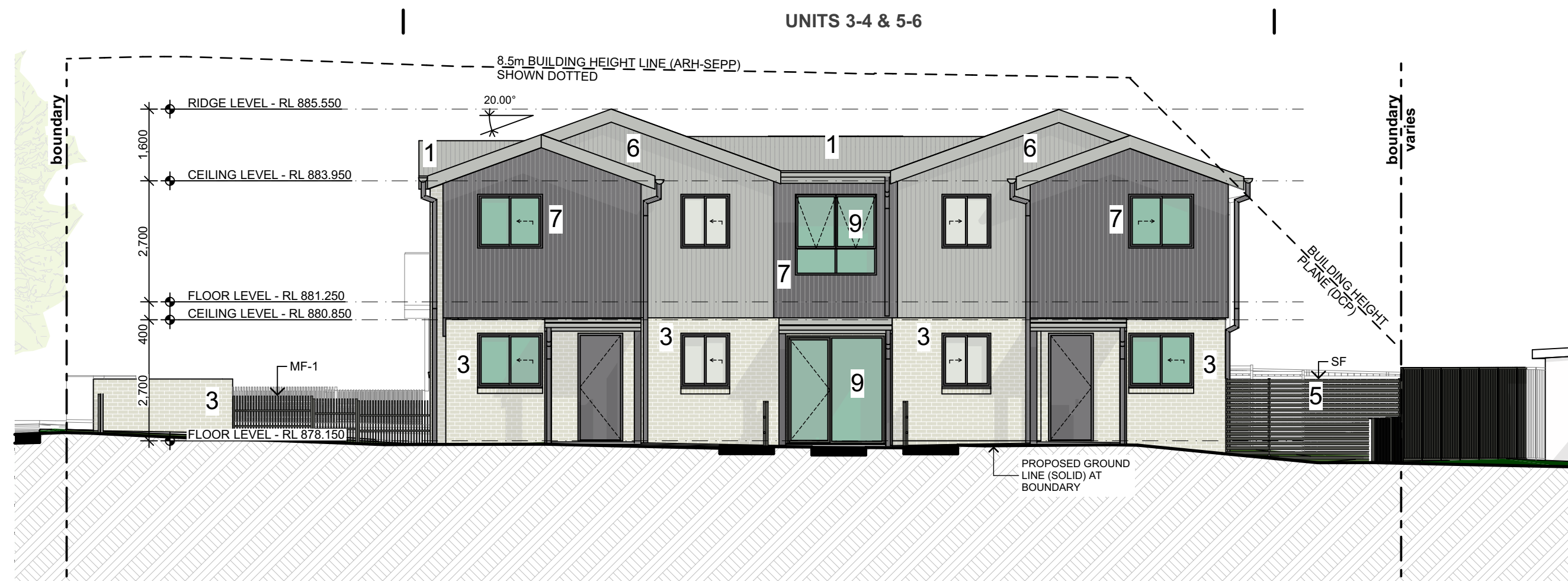
Code	Latin Name (Common Name - Mature Height)
Trees	
E	Elaeocarpus reticulatus (Blue berry ash - 8m)
F	Fraxinus griffithsii (Evergreen ash - 5m)
M	Pyrus calleryana 'Chanticleer' (Callery Pear - 10m)
L	Lagerstroemia indica 'Natchez' (Crepe myrtle - 5m)
P	Pistachio chinensis (Chinese pistachio - 10m)
Shrubs	
Bsf	Buxus sempervirens sufruticosa (Dwarf Box - 1m)
Bx	Buxus microphylla 'Japonica' (Box - 1m)
Cs	Camellia sasanqua (Sasanqua - 3m)
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)
Cci	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)
Gry	Grevillea Rhyolitica (Deua Grevillea - 1.5m)
Gd	Gardenia augusta 'florida' (gardenia - 1.2m)
Hyl	Hymenosporum flavum 'Lushious' (Native frangipani - 0.5m)
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)
Mbg	Melaleuca bracteata revolution green (Bracelet myrtle - 3m)
Mt	Melaleuca thymifolia (Rock Myrtle - 1m)
Mct	Melaleuca 'Claret Tops' (Paperbark - 1.2m)
Ngs	Nandina 'Gulf Stream' (Nandina - 0.4m)
Prr	Photinia 'Red Robin' (Photinia - 2.5m)
Px	Phyllodendron xanadu (Dwarf phyllodendron - 0.5m)
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)
Rip	Raphiolepis 'Oriental Pearl' (Dwarf Indian hawthorne - 1m)
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)
Wwj	Westringia 'Wynabbie gem' (Coastal rosemary - 2m)
Groundcovers	
Cm	Clivea miniata (Kaffir lilly - 0.5m)
Hs	Hibbertia scandens (Guinea flower - climber)
Lrg	Liriope 'Evergreen Giant' (Giant Liriope - 0.5m)
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)
My	Myoporum parvifolium (Creeping Boobiala - 0.2m)

SITE PLAN
1:100



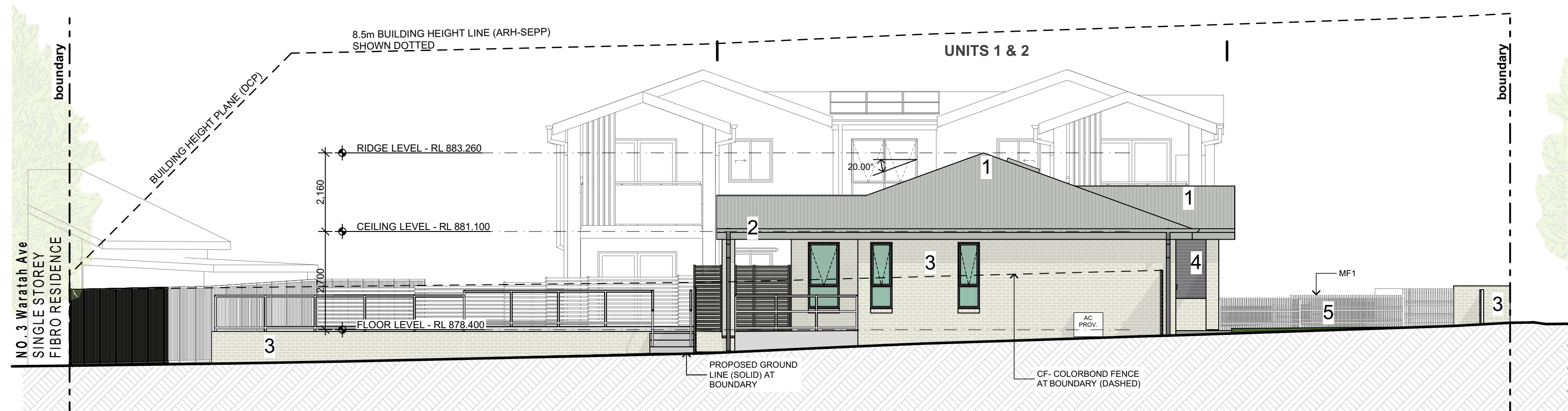
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WEST ELEVATION (FROST STREET)
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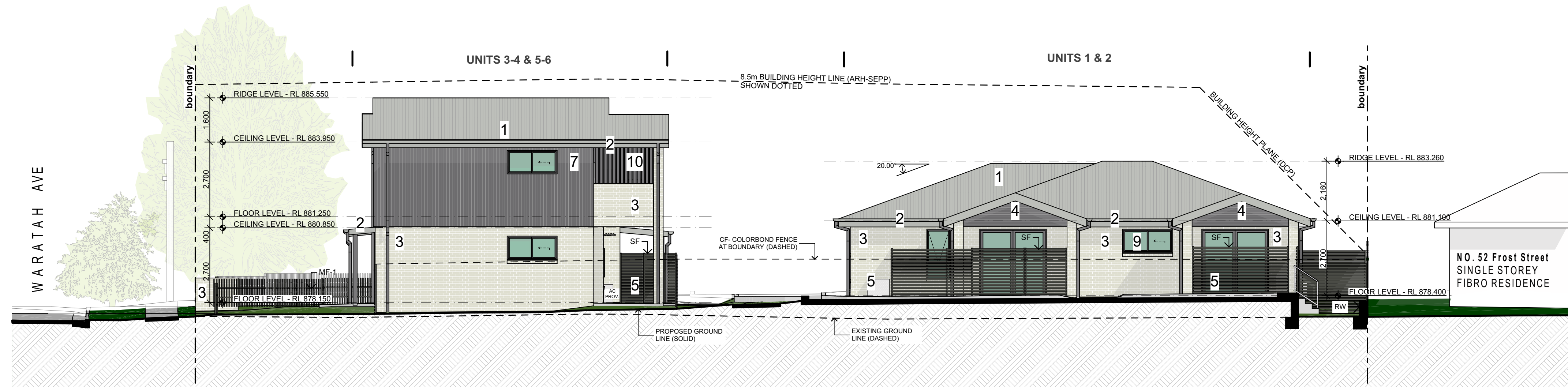
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SOUTH ELEVATION (WARATAH AVE)
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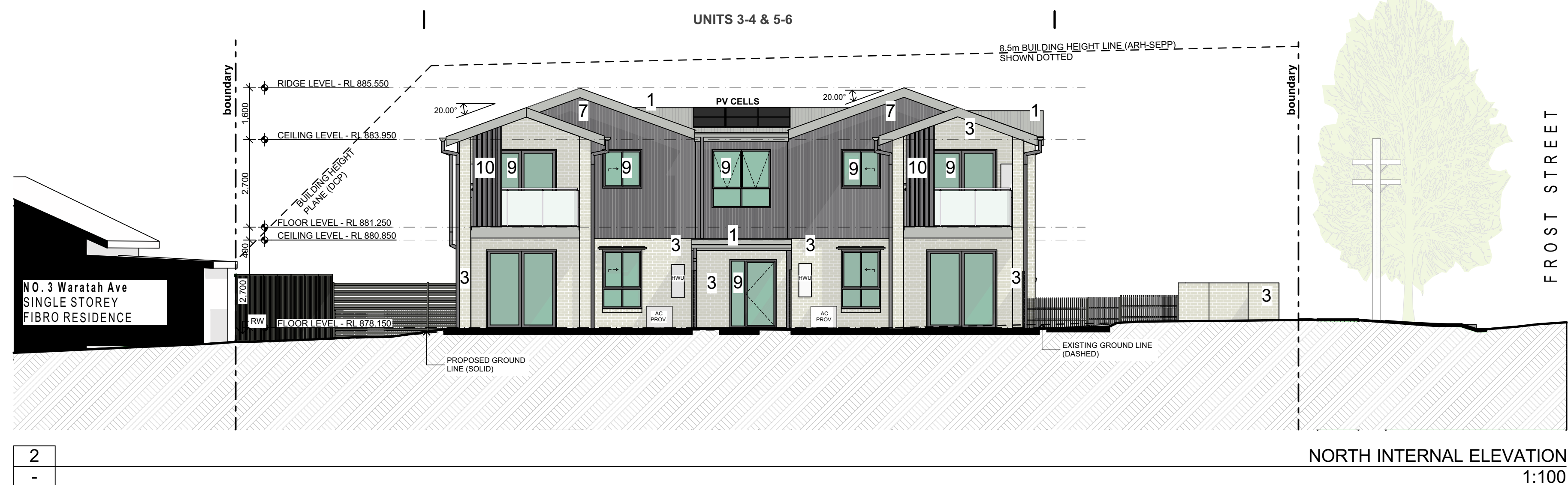
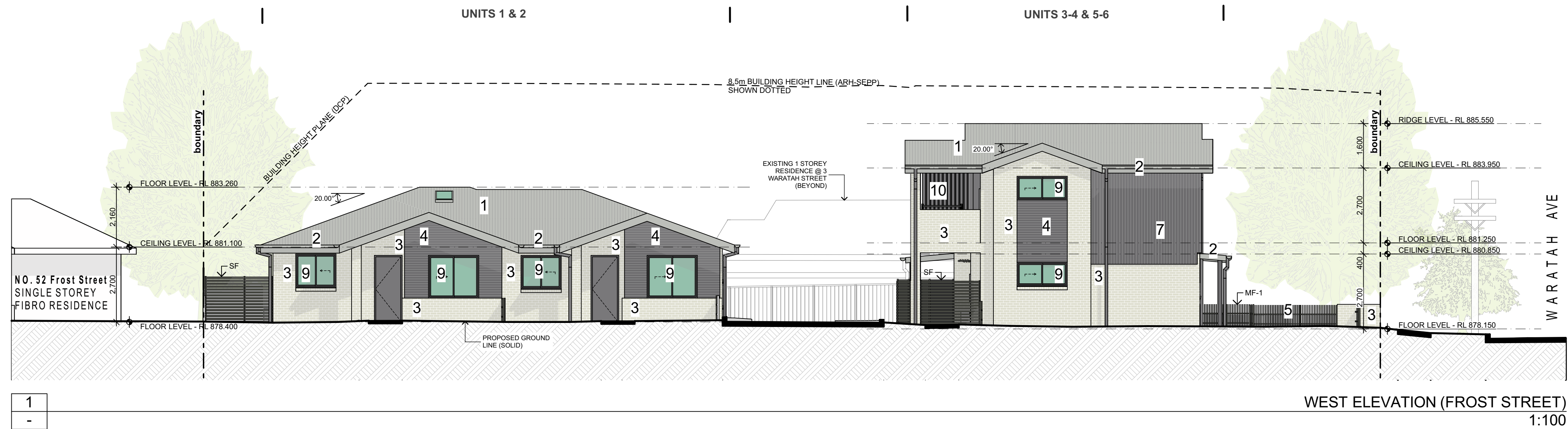
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NORTH ELEVATION
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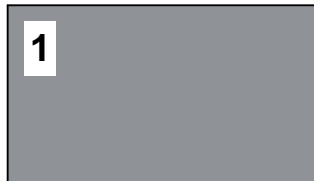
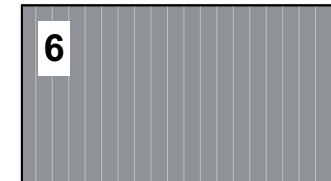
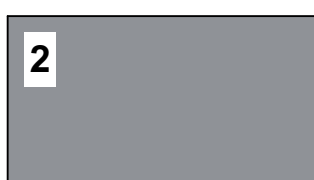
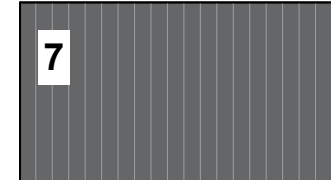


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EAST ELEVATION
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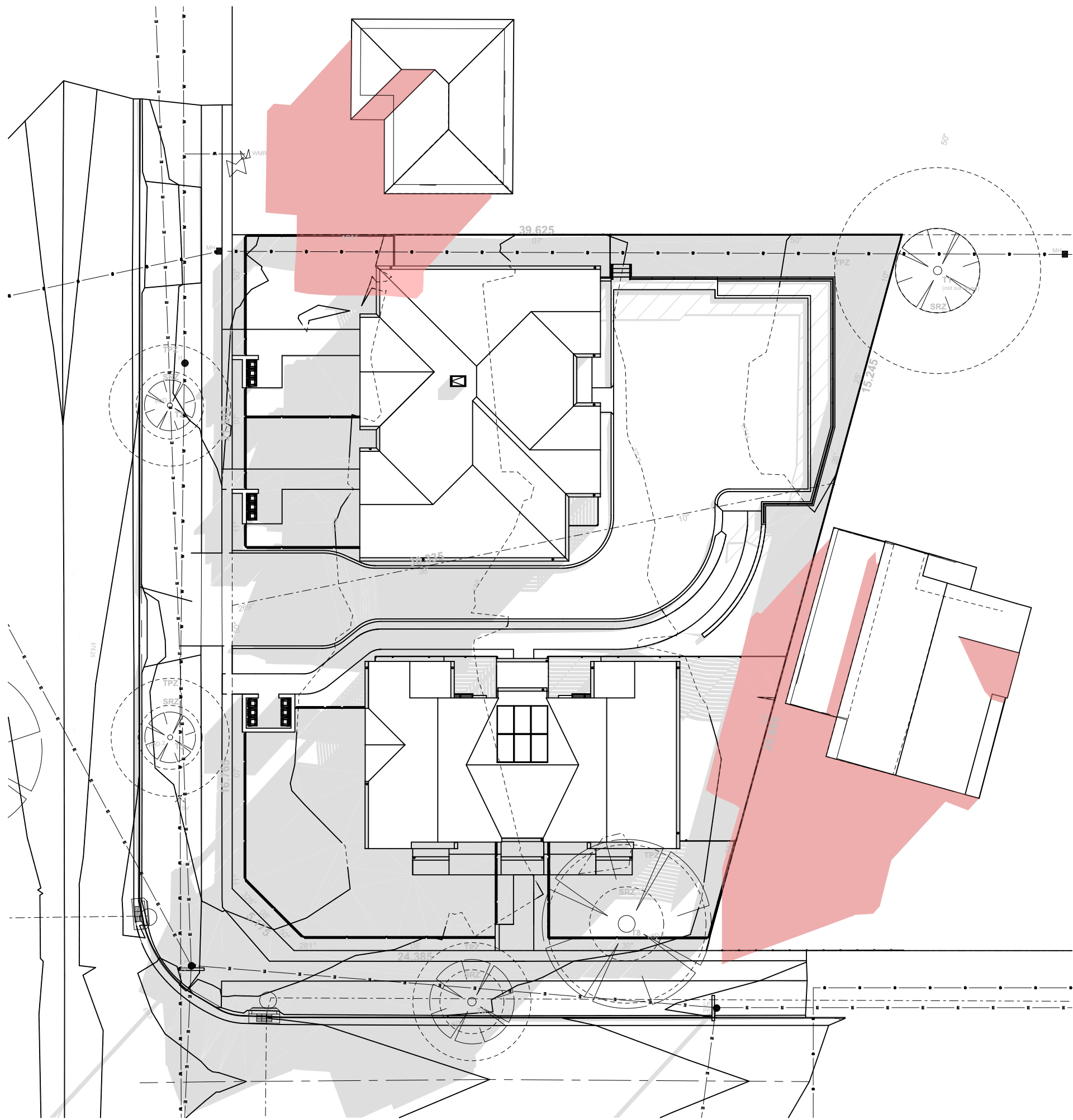
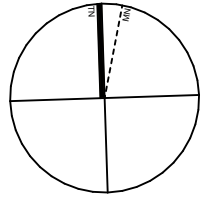
EXTERNAL FINISHES SCHEDULE

	1 ROOF SHEET (SMR) - Sheet Metal Roof Profile - Custom Orb, Colour - Colorbond Shale Grey		6 WALL CLADDING (MC1) - Metal Wall Cladding Custom Orb, Shale Grey Vertical Orientation
	2 GUTTER / BARGE BOARD / FASCIA Colorbond, Colorbond Shale Grey		7 WALL CLADDING (MC1) - Metal Wall Cladding Custom Orb, Basalt Vertical Orientation
	3 EXTERNAL WALL - (FBK1) - Face Brick Type 1 PGH: Range - Classic Collections Foundations, Name - Silica		8 SOFFITS / FC CLADDING Colour - Dulux Vivid White
	4 WALL CLADDING (MC1) - Metal Wall Cladding Custom Orb, Basalt Horizontal Orientation		9 WINDOW / DOOR FRAMES / DOWN PIPES Aluminium Powdercoat - Basalt
	5 SLAT SCREEN COURTYARD FENCE (SF) / FRONT METAL FENCE (MF1) / COLORBOND FENCE (CF). Aluminium Powdercoat - Woodland Grey		10 BALCONY PRIVACY SCREEN / BATTENS Aluminium Powdercoat - Basalt

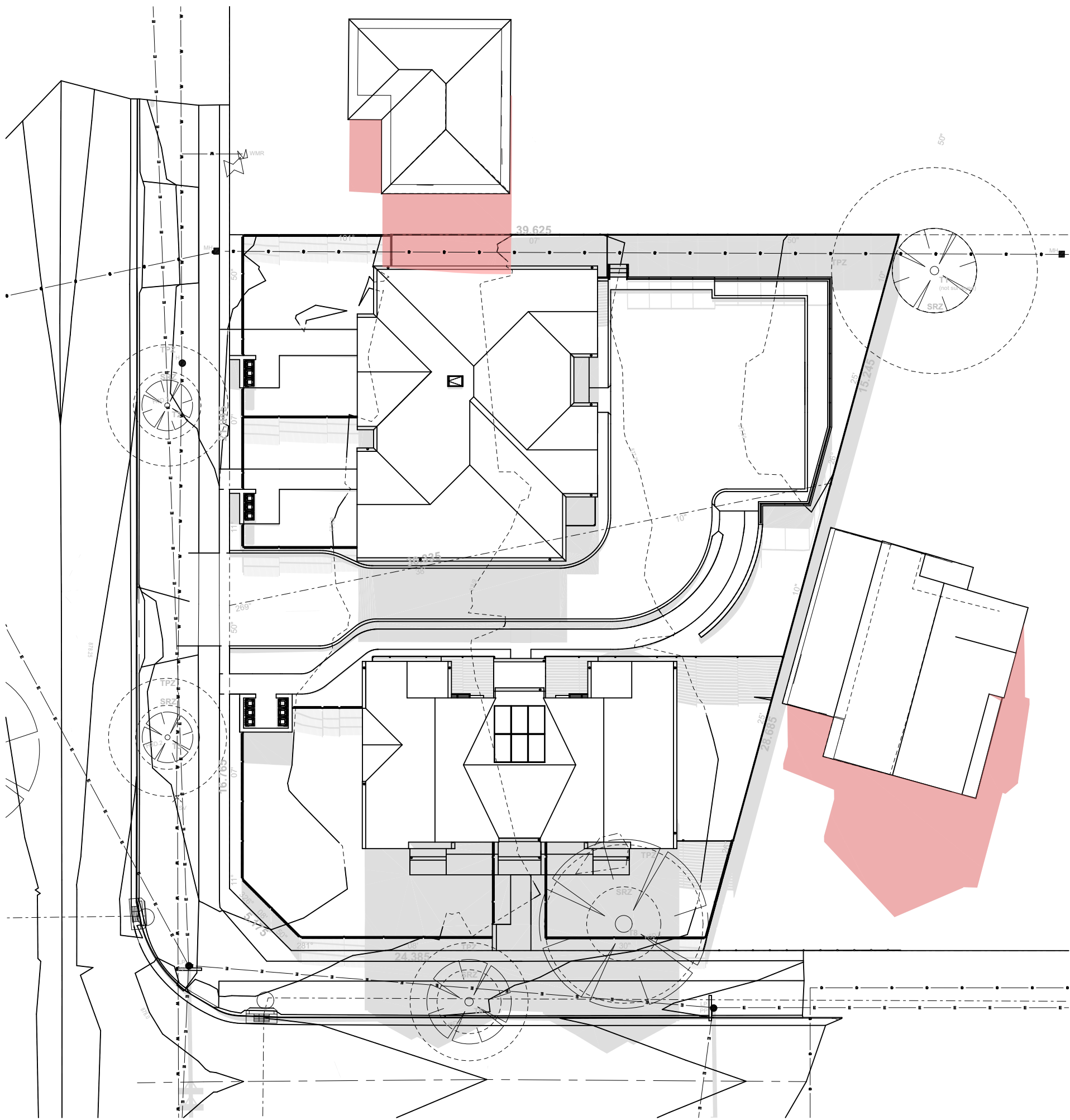
LEGEND

Grey area indicates shadows cast by proposed development

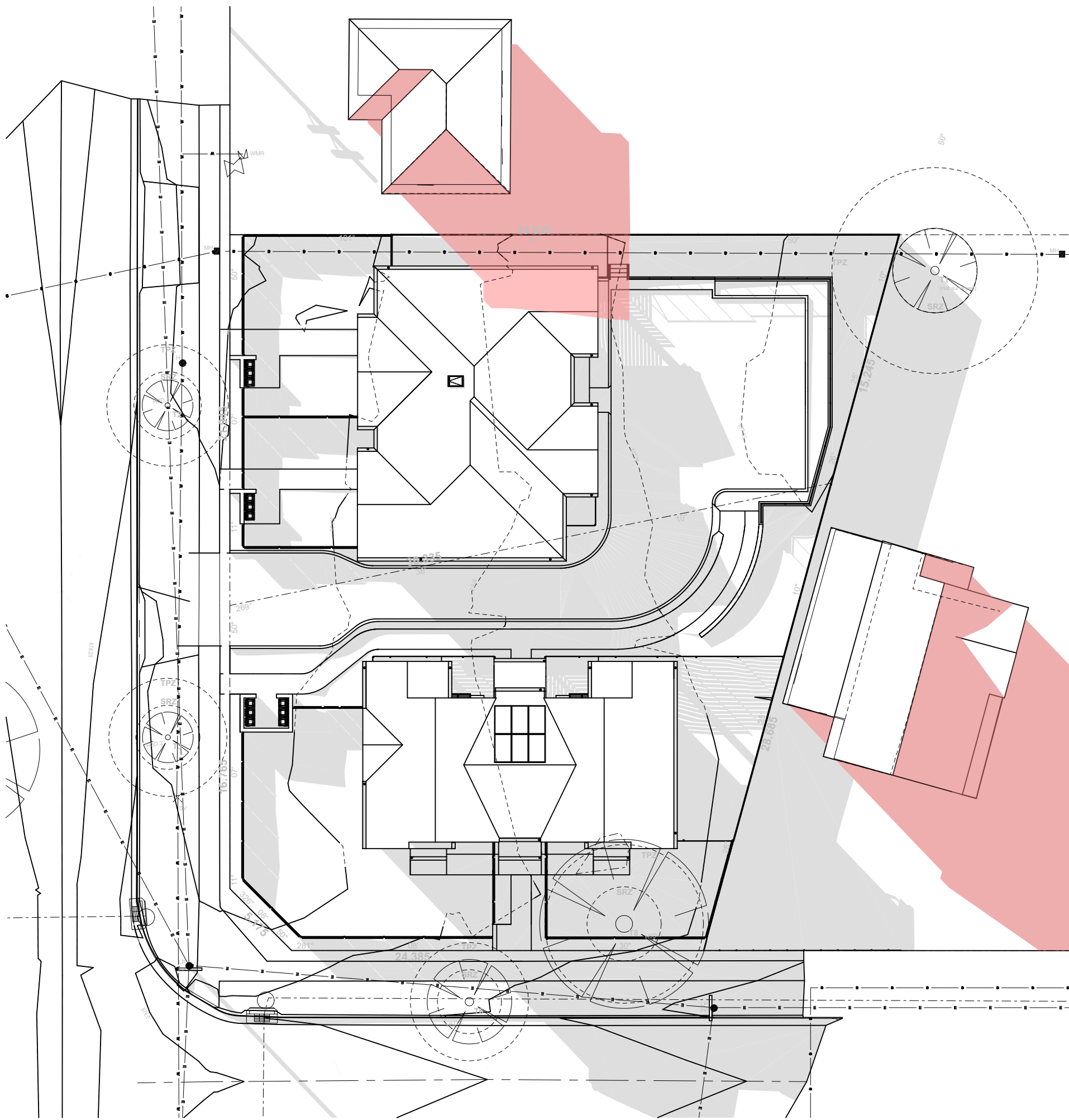
Red area indicates existing shadows cast by neighbouring properties



2
- SHADOW DIAGRAM - 9am 21st JUNE
1:250



3
- SHADOW DIAGRAM - 12noon 21st JUNE
1:250



4
- SHADOW DIAGRAM - 3pm 21st JUNE
1:250